

A RESOLUTION 2008-08-07-0038R

**DIRECTING DEVELOPMENT SERVICES STAFF TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTY DESCRIBED AS COMPRISING APPROXIMATELY 21.99 ACRES OF LAND GENERALLY BOUND BY RUIZ STREET TO THE NORTH, COMMERCE STREET TO THE SOUTH, SALADO STREET TO THE EAST AND COLORADO STREET TO THE WEST, TO ZONING CLASSIFICATIONS MORE APPROPRIATE FOR THE EXISTING LAND USES AND SURROUNDING RESIDENTIAL NEIGHBORHOOD.**

\* \* \* \* \*

**WHEREAS**, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**Section 1.** This resolution directs the Development Services Department to initiate a change in the zoning district boundary of property generally bound by Ruiz Street to the north, Commerce Street to the south, Salado Street to the east and Colorado Street to the west to zoning districts more appropriate for the existing land uses and surrounding residential neighborhood.

**Section 2.** This resolution shall be effective on August 17, 2008.

**PASSED AND APPROVED** this 7<sup>th</sup> day of August, 2008.

  
M A Y O R

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Fa City Attorney



## Agenda Voting Results - Z-5

<b>Name:</b>	Z-1, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-1, Z-13, Z-14, Z-15, Z-16						
<b>Date:</b>	08/07/2008						
<b>Time:</b>	05:21:01 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	A Resolution directing the Development Services Department to initiate a change in the Zoning District Boundary of properties generally bound by Ruiz Street to the north, Commerce Street to the south, Salado Street to the east and Colorado Street to the west to zoning districts more appropriate for the existing land use as requested by Councilwoman Galvan, District 5.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x			x	
Delicia Herrera	District 6	x					
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

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## **PHASE I OF THE DOWNTOWN WESTSIDE AREA PLAN UPDATE AND COMPREHENSIVE REZONING**

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**Total properties to be rezoned: 110 (approximately 21.99 acres)**

68 properties to IDZ  
39 properties to R-4  
3 properties to C-2

**Total properties included in the Land Use Plan update: 267 (approximately 78.86 acres)**  
(includes Haven For Hope and the Jail Expansion areas)

116 properties to Low Density Residential  
63 properties to Low Density Mixed Use  
44 properties to Mixed Use  
41 properties to Public Institution  
3 properties to Community Commercial

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### **Prospect Hill/ Criminal Justice District Study**

#### **Project:**

- Surveyed land uses
- Considered potential traffic impacts by jail expansion
- Considered Haven for Hope campus impacts
- Considered potential development opportunities related to proposed Westside Multimodal Facility
- Provide recommendations for land use and area wide rezoning

#### **Recommended Implementation Strategy:**

**1) Amend Downtown Neighborhood Plan** (bound by Ruiz, Salado, Buena Vista, Colorado)

- Protect neighborhood integrity
- Promote neighborhood friendly, medium density mixed use along corridors to increase local economic opportunities
- Provide for appropriate transitional land uses including higher density mixed use and community commercial
- Allow bail bond uses in a newly established land use district – the Criminal Justice District; and discourage criminal justice uses in the Prospect Hill District
- Promote West Side Gateway concept along W. Commerce linking Mercado to the West Side

**2) Area Wide Rezoning** (bound by Ruiz, Salado, W. Commerce, Colorado)

- Address primarily corridors to encourage a mix of residential and neighborhood commercial uses
- As existing industrial uses eventually migrate to established business parks, promote transitional uses such as high density mixed use and community commercial to complement neighborhood uses and encourage redevelopment
- Correct some residential zoning in Prospect Hill (a zoning was previously completed on most of the residential recently; however, some pockets still need rezoning)

<b><u>Land Use/Area</u></b>	<b><u>Recommended Zoning</u></b>
<b>Low Density Residential</b> Prospect Hill/ Residential	<b>R-4</b>
<b>Medium Density Mixed Use</b> W. Commerce along north side San Marcos from Martin to W. Commerce Small non-residential parcels along Colorado	<b>IDZ with NC, C-1, C-2, O-1, RM-4, MF-25</b>
<b>High Density Mixed Use</b> Area bound by Perez, Morales, & Colorado	<b>IDZ with NC, C-1, C-2, O-1, and up to MF-40</b>
<b>Community Commercial</b> Area bound by Morales, Haven for Hope, Martin, and San Marcos	<b>C-2</b>

3) **Target Date** – adoption of plan amendment and rezoning by November, 2008.

4.) **Traffic Study** – New Land Use and Zoning will not significantly increase traffic volumes; impact can be addressed with intersection signalization timing.

4) **Phase II** – continue analysis of Downtown West Neighborhood, coordinate with VIA Multimodal/Land Use study; bring forward Neighborhood Plan Amendment and Rezoning (Sept – December) for the balance of the Downtown West Neighborhood.



**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item # Z-5  
Council Meeting Date: 8/7/2008  
RFCA Tracking No: R-3635

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 5

**SUBJECT:**  
Resolution authorizing the rezoning of a portion of the Downtown Plan

**SUMMARY:**  
This resolution directs the Development Services Department to initiate a rezoning of property generally bound by Ruiz Street to the north, Commerce Street to the south, Salado Street to the east and Colorado Street to the west.

**BACKGROUND INFORMATION:**  
There are a significant number of properties in the defined area that currently have zoning that is incompatible with the current land uses and/or development pattern. In June 2008, staff received a Council Communication Request (CCR) from Councilwoman Galvan requesting a rezoning of the subject properties to a zoning classification more appropriate for the existing adjacent uses and surrounding residential neighborhood.

**ISSUE:**  
The current zoning on the subject properties is a result of cumulative zoning used in San Antonio's 1938 zoning code that converted to new zoning classifications with the adoption of the 2001 Unified Development Code. Zoning should be compatible with the surrounding land uses. This request to initiate a rezoning case will allow the City of San Antonio to designate a more appropriate zoning district for the subject properties, ensuring that future uses will be more compatible with the existing surrounding land use. Rezoning the subject properties to appropriate zoning districts will maintain the character and integrity of the general area and will ensure that future development remains consistent with the existing development pattern and upcoming neighborhood plan updates.

**ALTERNATIVES:**  
A denial of the resolution would result in the subject properties retaining the current zoning district classifications.

**FISCAL IMPACT:**  
The subject property comprises approximately 21.99 acres, which equates to a rezoning case fee of \$5,500.00. This is the standard fee charged by the Development Services Department for a case of



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

TO: Mayor & City Council

FROM: City Councilwoman Lourdes Galvan

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Rezoning of Western Downtown Neighborhood Plan

DATE: June 11, 2008

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully request that the Development Services Department Staff and the Planning and Community Development Department Staff coordinate to bring forward to the Zoning Commission for a recommendation and City Council for final action, the rezoning of properties within the western area of the Downtown Neighborhood Plan, generally bound by Colorado Street on the west, Buena vista Street on the south, Salado and Frio Streets on the east, and Leal and Ruiz Streets on the north.

I request that the zoning districts proposed be in accordance with the proposed Downtown Neighborhood Plan update in order to 1) implement the goals and strategies of this plan, 2) provide for the orderly and appropriate development of the area around the County Jail and other nearby institutional uses, and 3) protect the integrity of the surrounding residential neighborhoods.

Community meetings will be held to inform the affected property owners on the plan update, the zoning classification system, the zoning process, and how it relates to their property.

Your favorable consideration is requested.

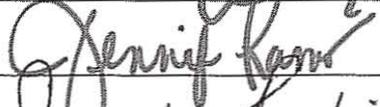
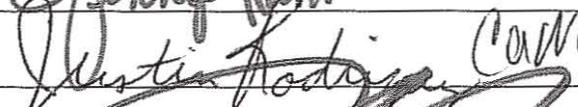
Submitted for Council consideration  
by:

Councilwoman Lourdes Galvan, District 5

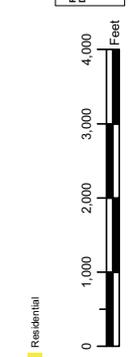
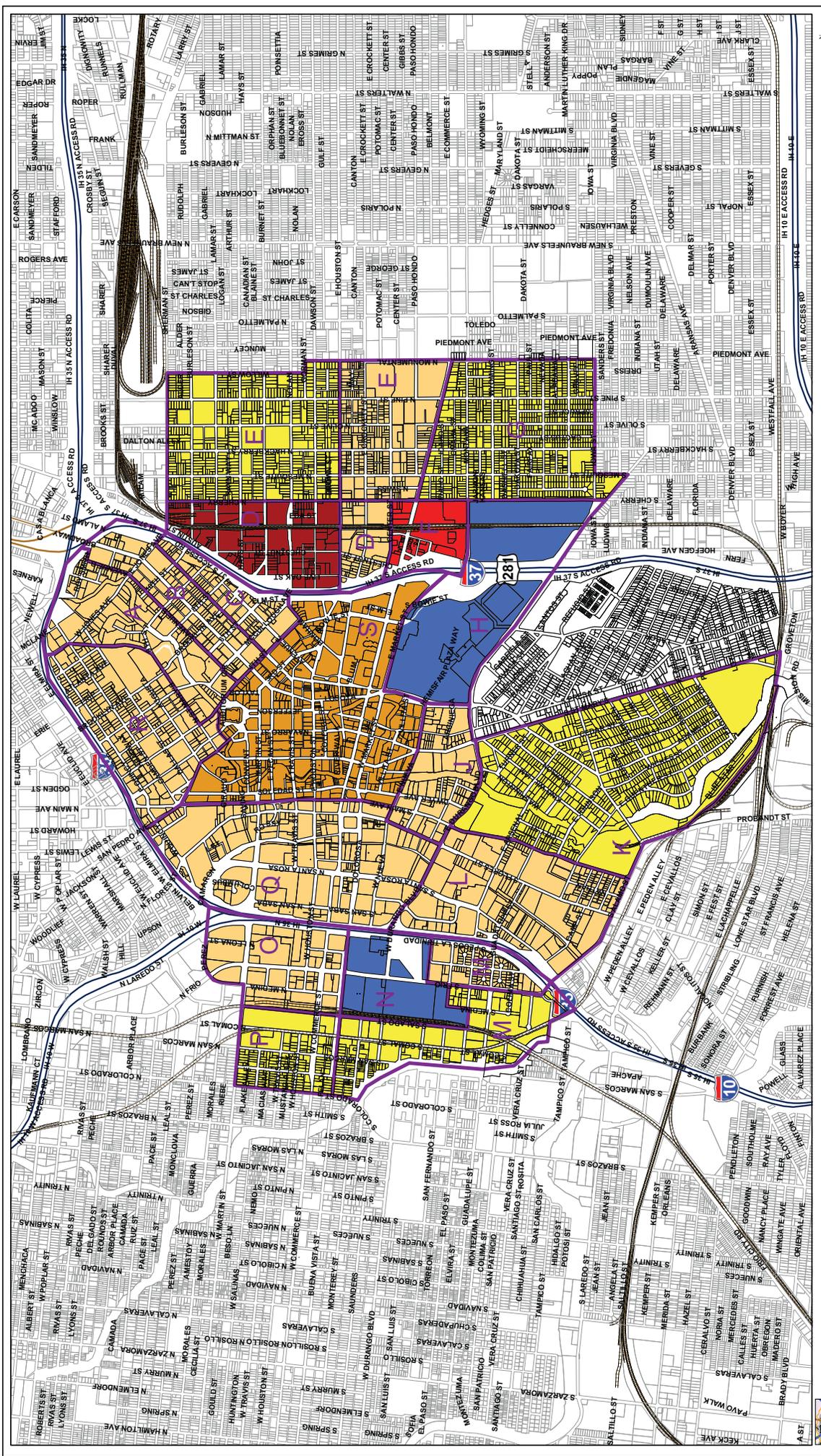
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Supporting Councilmembers' Signatures (4 only)

District No.

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4.		10

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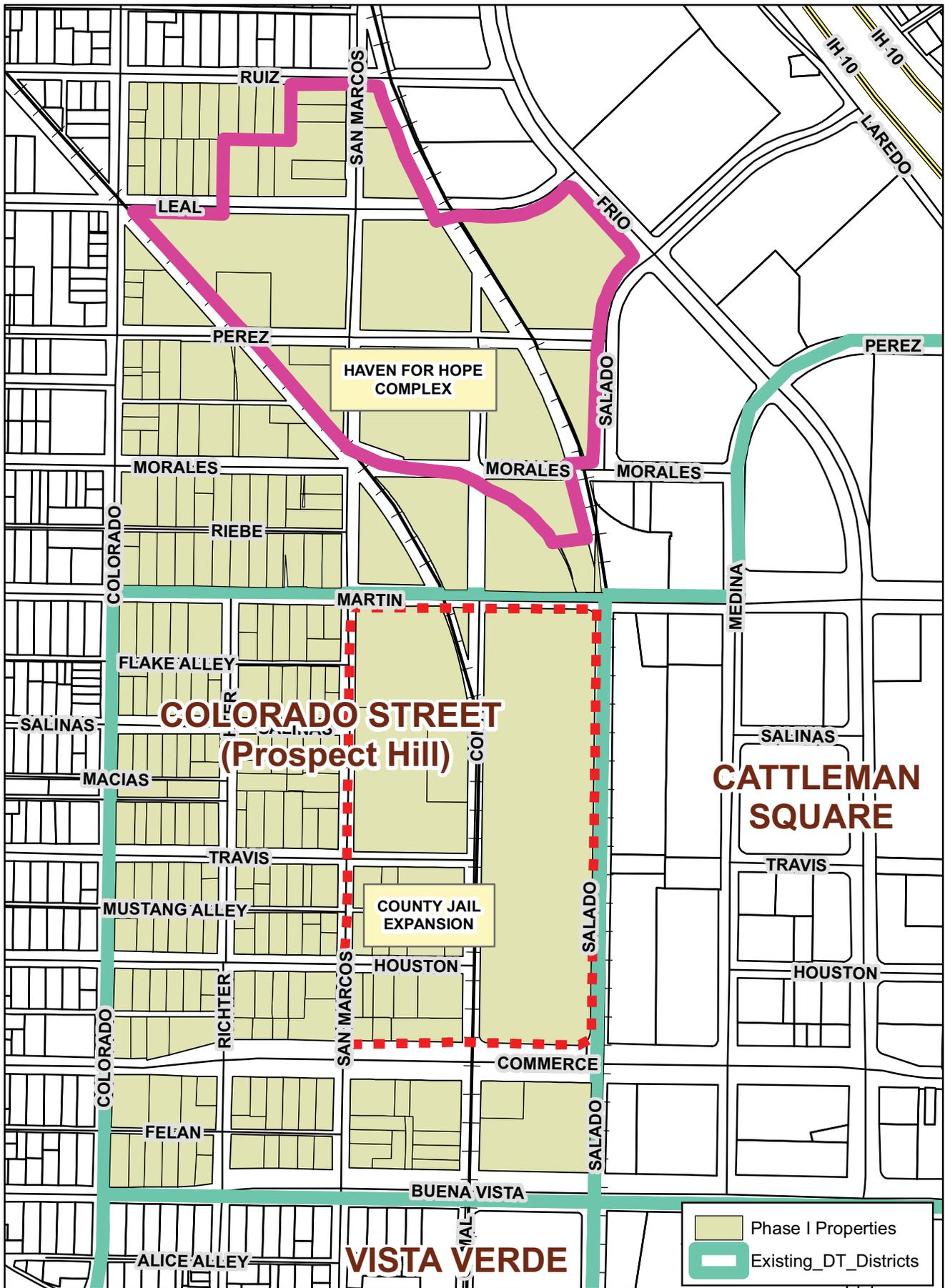
City of San Antonio  
 Planning and Community  
 Development Department  
 100 S. Alamo  
 San Antonio, TX 78205

### Downtown Neighborhood Plan Existing Districts Pertaining to River North

#### Legend

- Downtown Districts Existing
- Commercial
- Commercial/Educational
- Mixed Use
- Government/Educational
- Residential
- Office/Commercial/Mixed

Map Date: December 31, 2007  
 City of San Antonio, Planning and Community Development Department  
 100 S. Alamo, San Antonio, TX 78205  
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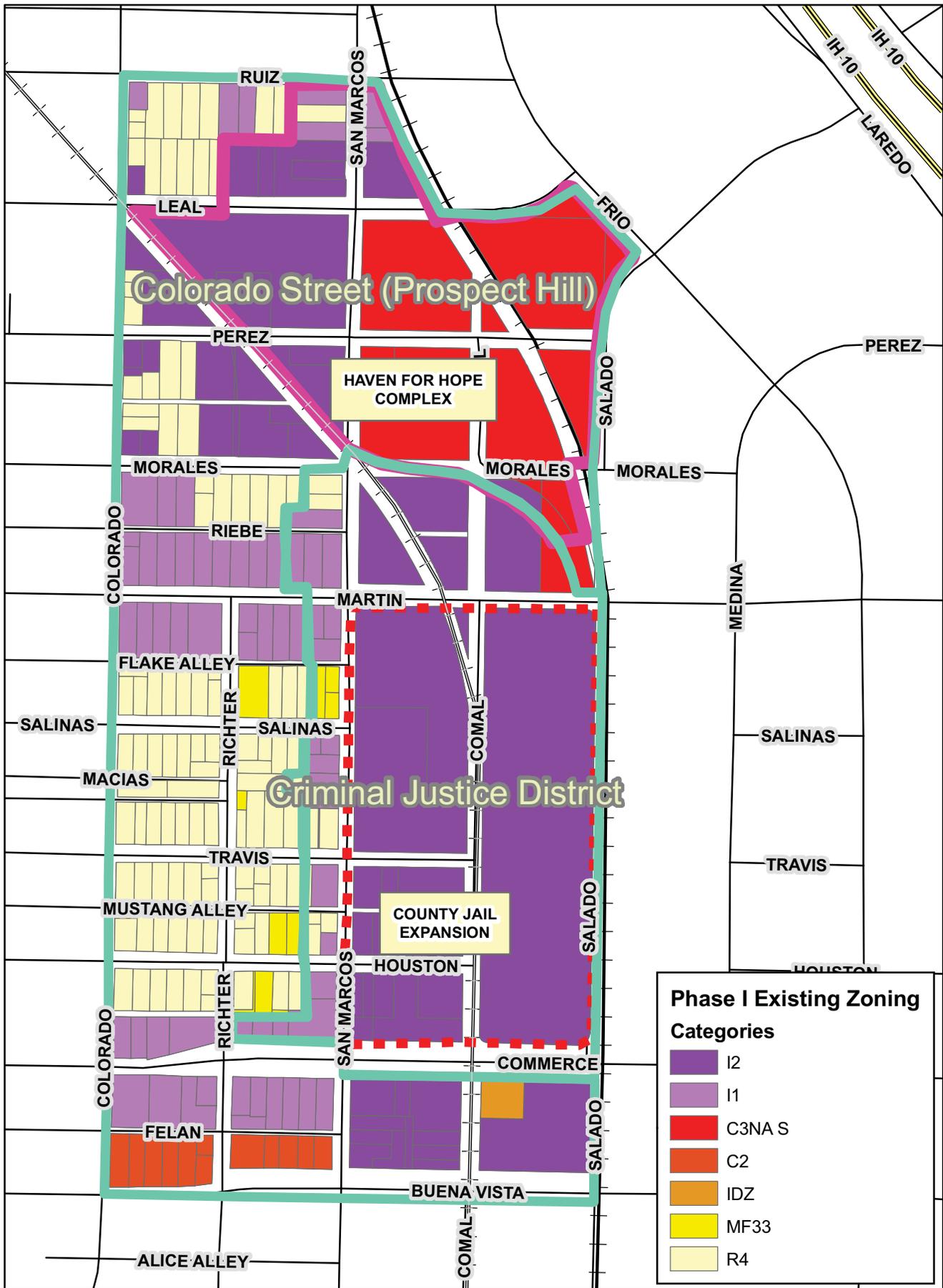


# WEST DOWNTOWN AREA EXISTING DISTRICT BOUNDARIES



City of San Antonio  
 Planning &  
 Community Development  
 Department  
 Development Services  
 Services Center  
 100 N. Nueces Street  
 San Antonio, TX 78205

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# WEST DOWNTOWN AREA PHASE I Existing Zoning



City of San Antonio  
Planning &  
Community Development  
Department  
San Antonio, TX 78205



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# WEST DOWNTOWN AREA PHASE I Proposed Zoning

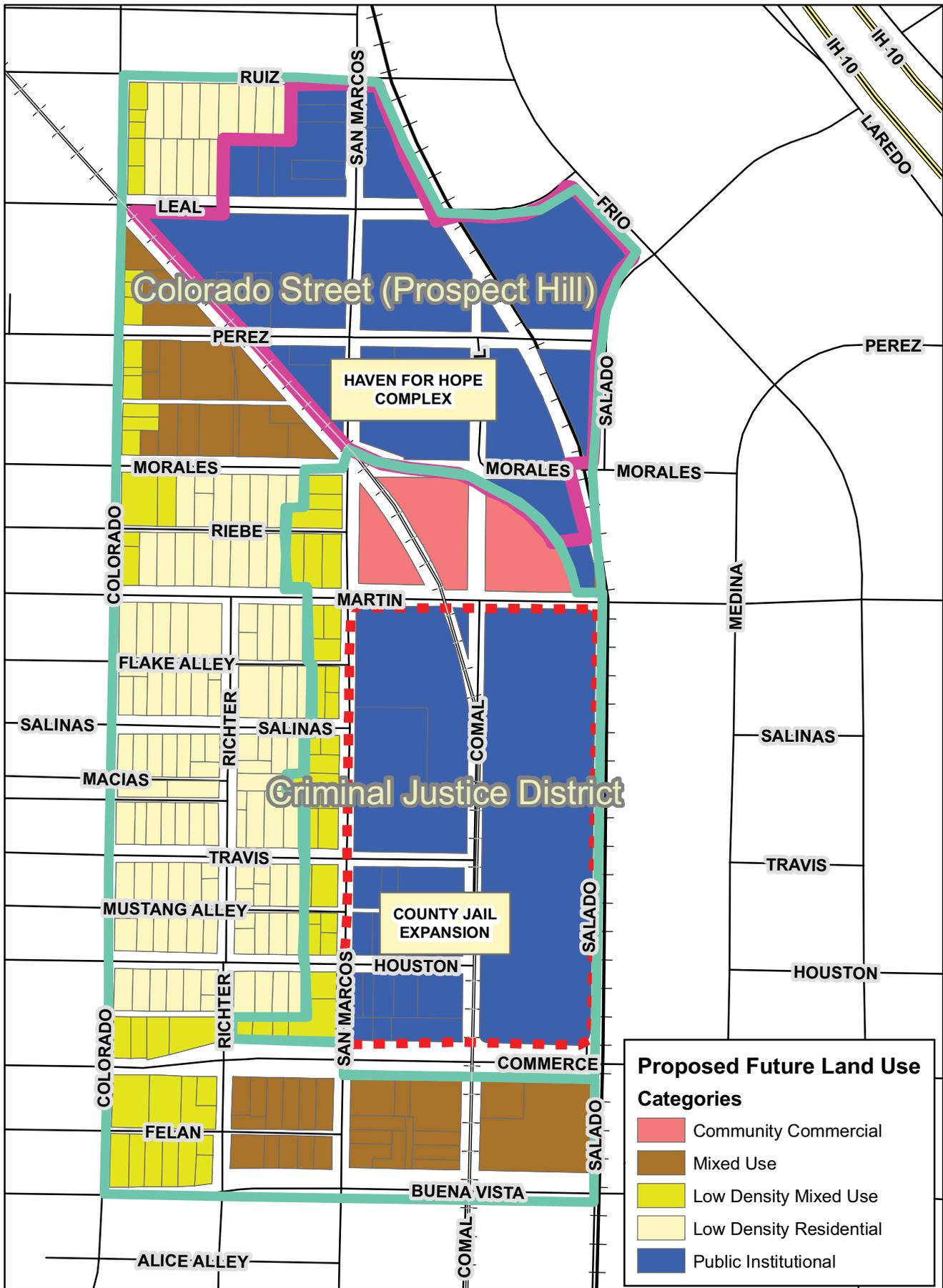
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**Proposed Zoning Categories**

- R4
- IDZ
- C2

City of San Antonio  
 Planning & Community Development  
 Department  
 Planning Office  
 1001 S. Alamo  
 San Antonio, TX 78205





# WEST DOWNTOWN AREA PHASE I Proposed Future Land Use



City of San Antonio  
Planning &  
Community Development  
Department  
Dorinda Cantelero  
Director  
San Antonio, TX 78205



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this size. The Department of Development Services estimated costs for this rezoning case are \$4,150.36.

**RECOMMENDATION:**

Staff recommends approval of the resolution which will provide an opportunity to apply appropriate zoning to the subject properties in consideration of the surrounding neighborhood and accommodate proposed neighborhood plan recommendations.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Downtown Westside Area Comprehensive Rezoning - Project Summary</a>	Prospect Hill-Criminal Justice district study summary 7-10-08.doc
<a href="#">Council Consideration Request and Map Supplements</a>	CCR.pdf
<a href="#">Voting Results</a>	
<a href="#">Resolution/Supplemental Documents</a>	200808070038R.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager